



**Talbot County Planning Commission
Final Decision Summary**

Wednesday, July 7, 2021 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
William Boicourt, Vice Chairman
Michael Strannahan
Lisa Ghezzi

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Mike Mertaugh, Assistant County Engineer

1. Call to Order—Commissioner Councill called the meeting to order at 9:01 am.

2. Decision Summary Review— June 2, 2021 —The Commission noted the following corrections to the draft decision summary:

- a. Line 218-224; Replace with staff report language
- b. Line 290; Correct Abstain to “0”
- c. Line 290; Insert: Commissioner Councill noted that he would refrain from the vote on this application. Commissioner Boicourt will lead the discussion for this application.

Commissioner Boicourt moved to approve the June 2, 2021 Decision Summary, with amendments. Commissioner Ghezzi seconded the motion.

Vote	<u>4-0-1</u>
FOR:	4- Ghezzi, Strannahan, Boicourt, Councill
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Spies

3. Old Business— None

4. New Business

a. Applicant: Claiborne Properties c/o David Rakazawski

98 **Zoning:** RR/CAO
99

100 The applicant is seeking Planning Commission recommendation of approval for two
101 Minor Variances of the 50’ front setback and 25’ side setback to construct a 24’ x 28’
102 one-story detached garage. The resulting setbacks are proposed at 42’6” from the front
103 property line and 21’6” from the side setback at its closest points. Should the Planning
104 Commission recommend approval of the Minor Variance, staff recommends the
105 following conditions:
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- 107 1. The applicant shall make an application to the Office of Permits and Inspections, and
108 follow all rules, procedures, and construction timelines as outlined regarding new
109 construction and the shed relocation.
- 110 2. The applicant shall commence construction of the proposed improvements within
111 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
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113 **Staff Presentation:**

114 Elisa Deflaux, Planner II
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116 **Applicant Presentation:**

117 Keith Neal, Nuttle Builders Inc.
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119 **Public Comment—** None
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121 **Commissioner Ghezzi moved that the Planning Commission recommend approval**
122 **of Minor Variance # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings**
123 **Road subject to staff conditions. Commissioner Strannahan seconded the motion.**
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125	<u>Vote</u>	4-0-1
126	FOR:	4- Ghezzi, Strannahan, Boicourt, Councill
127	AGAINST:	0
128	ABSTAIN:	0
129	ABSENT:	1 – Spies

130

131 **c. Applicant:** Bruce and Blenda Armistead
132 **File No.:** MV 48
133 **Agent:** Bruce Armistead
134 **Request:** Minor Variance- Expansion of utility pad to accommodate
135 generator
136 **Location:** 6606 Peachblossom Point Rd Easton MD 21601
137 **Zoning:** RR
138

139 The applicant is seeking Planning Commission recommendation of approval for a Minor
140 Variance of the 100’ Shoreline Development Buffer (Buffer) to construct a 10 square foot
141 addition to an existing utility equipment pad attached to the existing brick garage to
142 accommodate a new generator. The proposed addition would be 47’ from Tidal Wetlands
143 at its closest point, and encroaching no closer to Tidal Wetlands than the existing utility

144 equipment pad. Should the Planning Commission recommend approval of the Minor
145 Variance, staff recommends the following conditions:

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- 147 1. The applicant shall comply with and address all Critical Area comments and standards,
148 including the completion of a Buffer Management Plan that complies with
149 requirements of the Critical Area Law.
 - 150 2. The applicant shall make an application to the Office of Permits and Inspections, and
151 follow all rules, procedures, and construction timelines as outlined regarding new
152 construction.
 - 153 3. The applicant shall commence construction of the proposed improvements within
154 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
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156 **Staff Presentation:**

157 Elisa Deflaux, Planner II

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159 **Applicant Presentation:**

160 Bruce Armistead, Armistead, Lee, Rust & Wright, P.A.

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162 **Public Comment** — None

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164 **Commissioner Boicourt moved that the Planning Commission recommend approval**
165 **of Minor Variance # MV48 for Bruce and Blenda Armistead at 6606 Peach Blossom**
166 **Point Road subject to staff conditions. Commissioner Strannahan seconded the**
167 **motion.**

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169	<u>Vote</u>	4-0-1
170	FOR:	4- Ghezzi, Strannahan, Boicourt, Councill
171	AGAINST:	0
172	ABSTAIN:	0
173	ABSENT:	1 – Spies

174

- 175 **d. Applicant:** Coffin Land, LLC
- 176 **File No.:** M1173
- 177 **Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC
- 178 **Request:** Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel
179 & New Private Road
180 Waiver of §190-35.2.B.5. – Number of new access points on an
181 existing county road.
- 182 **Location:** Beaver Dam Rd, Trappe MD 21673
- 183 **Zoning:** Map 59, Grid 13 Parcel 11; Zone: CP
- 184

185 The applicant is seeking Planning Commission approval of: (1) Small Scale-Subdivision
186 - Sketch Plan to subdivide Tax Parcel 11, an 82.638 acre parcel, into 6 residential building
187 lots, 1 reserved land parcel, 1 remaining lands parcel and establish a new private road, (2)
188 a waiver of the *Talbot County Code*, §190-35.2.B.5 to allow for more than 2 lots to be

189 accessed from Beaver Dam Road, a County owned road. Should the Planning Commission
190 approve the Sketch Small-Scale Subdivision, staff recommends the following condition:

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192 1. The applicant shall comply with and address all outstanding issues and comments from
193 the June 9, 2021 TAC meeting, prior to Preliminary Plat Submittal.

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195 **Staff Presentation:**

196 Elisa Deflaux, Planner I

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198 **Applicant Presentation:**

199 Elizabeth Fink, Fink, Whitten & Associates, LLC

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201 **Public Comment:** — None

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203 **Commissioner Boicourt moved that the Planning Commission table # M1173 Small**
204 **Scale Subdivision – Sketch Plan for Coffin Land, LLC with preference to an**
205 **alternative plan. Commissioner Strannahan seconded the motion.**

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<u>Vote</u>	4-0-1
FOR:	4- Ghezzi, Strannahan, Boicourt, Councill
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Spies

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213 **5. Discussion Items**

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215 a. Commissioner Boicourt commented on the Town of Trappe Wastewater Treatment
216 Plant and the Application for a MDE State Discharge Permit, 19DP3460, National
217 Pollution Discharge Elimination System, for Trappe East (a/k/a Lakeside)
218 Wastewater Treatment Plant. Mr. Salinas stated that the County attorney has advised
219 that the Planning Commission should not speak on the matter at this time due to
220 pending litigation. Commissioner Councill noted that the Planning Commission
221 recently voted on Comprehensive Water and Sewer Plan Amendments for a
222 Wastewater Treatment Plant at Ferry Point Marina and current Wastewater Treatment
223 Plant at the Preserve at Wye Mills. He stated that as a Planning Commissioner
224 member he feels obligated to answer questions from citizens regarding matters that
225 have been in front of the Planning Commission such as the Trappe East Water and
226 Sewer Plan Amendment.

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228 The Planning Commission meeting took a ten minute break as staff tried to reach out
229 to the County attorney. Due to prior obligations he was unavailable. Mr. Salinas
230 advised that the Planning Commission Chairman or Vice-Chairman should email the
231 County attorney to request a special meeting regarding the matter.

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233 **5. Staff Matters—** None

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7. Work Sessions

- a. Per the direction of the Planning Commission, staff is working on organizing joint work sessions with the Public Works Advisory Board. Commissioner Councill stressed the importance of the work session and stated he prefers all of the Planning Commissioners be in attendance. Planning Commissioners are to email staff by Friday, July 9, 2021 with all dates in August, September and October that they will be unavailable.

8. Commission Matters — None

9. Adjournment– Commissioner Councill adjourned the meeting at 11:03 am.